

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Uraina Watkins
Gregory W. Watkins

Debtors

PENNSYLVANIA HOUSING FINANCE AGENCY
Movant

vs.

Uraina Watkins
Gregory W. Watkins

Debtors

William C. Miller Esq.

Trustee

CHAPTER 13

NO. 17-16815 ELF

11 U.S.C. Sections 362 and 1301

ORDER

AND NOW, this 7th day of May, 2019 at Philadelphia, upon failure of Debtors and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: the Motion for Relief from the Automatic Stay is **GRANTED** and the automatic stay under 11 U.S.C. Section 362, is **MODIFIED** with respect to the subject premises located at 217 East 5th Street, Lansdale, PA 19446 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



**ERIC L. FRANK
U.S. BANKRUPTCY JUDGE**

Uraina Watkins
217 E. 5th Street
Lansdale, PA 19446

Gregory W. Watkins
217 E. 5th Street
Lansdale, PA 19446

Paul H. Young, Esq.
Young, Marr & Associates
3554 Hulmeville Road
Suite 102
Bensalem, PA 19020

William C. Miller Esq.
P.O. Box 1229
Philadelphia, PA 19105

KML Law Group, P.C.
Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532